

FOR LEASE


ST. ALBERT RETAIL SPACE

NAI Commercial




 **79,784**
POPULATION

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

 **27,927**
EMPLOYEES

 **2,074**
BUSINESSES

 **\$2.797M**
TOTAL CONSUMER
SPENDING

 **\$146,380**
AVERAGE HOUSEHOLD
INCOME

 **9,115 VPD**
SIR WINSTON
CHURCHILL AND
TACHE N

20 SIR WINSTON CHURCHILL AVE | ST. ALBERT, AB | RETAIL

PROPERTY DESCRIPTION

- High traffic location on Sir Winston Churchill Avenue
- Full exterior renovation recently completed
- Directly next to new Grandin Parc Village development bringing high density residential development to the immediate area
- Zoning allows for a variety of uses

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FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT

ADDITIONAL INFORMATION

SIZE AVAILABLE	Unit 3: 2,070 sq.ft.± Unit 4: 2,187 sq.ft.±
ZONING	C2
AVAILABLE	Unit 3: Immediately Unit 4: Feb 1, 2025
NET RENTAL RATE	Main Floor: Starting at \$18.00/sq.ft./annum
OPERATING COSTS	\$5.46/sq.ft./annum (2023) Includes property taxes, building insurance, common area maintenance and management fees





General Commercial (C2) Land Use District

Permitted Uses

- Art Gallery
- Business Support Service
- Catering Service Which Uses Up To 3 Vehicles
- Commercial School
- Convenience Store
- Financial Institution
- Gas Bar
- General Retail Store
- General Service
- Government Service
- Grocery Store
- Health Service
- Household Repair Service
- Parking Structure
- Professional Office
- Restaurant With Up To 50 Seats
- Specialty Store

Discretionary Uses

- Amusement Arcade
- Animal Service
- Automotive Service
- Automotive Specialty
- Broadcasting Studio
- Cannabis Retail Store (BI12/2018)
- Car Wash
- Cinema
- Community Hall With A Gross Floor Area Up To 745 sq.m.
- Day Care Facility
- Drinking Establishment
- Dwelling Unit Above A Commercial Use
- Family Day Home
- Funeral Home
- Home Occupation
- Hotel
- Indoor Recreation Service
- Liquor Store
- Pool Hall
- Public Utility Building
- Religious Assembly
- Restaurant With Over 50 Seats
- Shopping Centre
- Theatre
- Veterinary Clinic
- Wall Mural
- Drive-Through Business For Any Previous Use Listed
- Accessory Development To Any Previous Use Listed

